

**Beaver County  
Planning & Zoning Commission  
August 15, 2007  
7:30 p.m.**

**Minutes**

Attendance: Robin Bradshaw, Chairman; Dennis Miller, Roger Larsen, Scott Bealer, Jack McMullin, Craig Davis, Administrator, Warren Monroe, Engineer, Von Christiansen, Attorney; and Billie Dalton, County Commissioner.

Visitors: Brent Stapley, Mark Direske, Kevin McNeill, Julia Moore, Donald Moore, Carol McCulley, Margaret Wellman, John Chartier, Neil Garfield, Bonnie Wyman, Rylee Robinson, Kyle Blackner, Norm Dahle, Brian Karren, John Files, Gary Hamblin, Craig Gubler, Jed Burton and Scott Hoffman

Called to Order at 7:32 p.m.

Rowland Yardley was excused, as was Scott Robinson.

**MINUTES**

The minutes from the July 18, 2007 minutes were read. Dennis Miller made a motion to approve the minutes. Jack McMullin seconded the motion. Motion passed unanimously.

**PLANNED UNIT DEVELOPMENT PERMIT**

Norm Dahle, & Jed Burton were there representing Mount Holly Partners. Density, lot sizes, PUD's allow for diversification, the Wildland Fire Mitigation Plan, the letter from their lending institution, bonding, engineers setting figures for the bonds, fencing being wildlife friendly, lighting, landscaping, fire protection, drainage needs to be reviewed by EMSSD, a letter from a homeowner about drainage, best management practices, and having a deadline to get things submitted were discussed.

Jack McMullin made a motion to take a 5 minute break, Roger Larsen seconded the motion. Motion passed unanimously.

Von Christiansen noticed that the fire protection plan also needed to be reviewed by EMSSD. Roger Larsen made a motion to approve the PUD permit with the conditions of getting a letter from the lending institution before recordation of the final plat, and getting a letter from the EMSSD about the drainage and fire protection. Jack McMullin seconded the motion, motion passed unanimously. Later we realized we had missed some requirements that apply to a PUD permit. Roger Larsen amended his motion to include these conditions: (The 60 days means from the date of this meeting, August 15, 2007)

- (1) In order to comply with Beaver County Zoning Ordinance § 10.09.070(1), obtain a land bond and/or reclamation bond, with said bond to be in place prior to the recording of the final plat or within 6 months of this conditional approval, to cover the probable cost of

the Project within Phase I.

- (2) In order to comply with Beaver County Ordinance 2004-7 § 16, provide review and written recommendations of the Elk Meadows Service District [hereinafter “the Service District”] for storm drainage and flood control facilities, to be submitted within 60 days.
- (3) In order to comply with Beaver County Ordinance 2004-7 § 14, provide review and written recommendations of the Service District for fire protection and suppression, to be submitted within 60 days.
- (4) In order to comply with Beaver County Ordinance 2004-7 § 15, provide review and written recommendations of Waste Management Service District No. 5 for solid waste facilities and services, including recommendations regarding bear-proof containers, to be submitted within 60 days.
- (5) In order to comply with Beaver County Ordinance 2004-7 § 13, provide review and written recommendations of the Service District for sanitary sewer facilities and services, to be submitted within 60 days.
- (6) In order to comply with Beaver County Ordinance 2004-7 § 17, provide review and written recommendations of the Service District for water quality protection, to be submitted within 60 days.
- (7) In order to comply with Beaver County Ordinance 2004-7 § 12, provide review and written recommendations of the Service District for culinary water facilities and services, to be submitted within 60 days.
- (8) In order to comply with Beaver County Ordinance 2004-7 § 18, provide review and written recommendations of the Utah Department of Transportation [UDOT] regarding improvements to and management of S.R. 153, to be submitted within 60 days.
- (9) These conditions shall be subject to revision and modification by the Planning & Zoning Commission, after review of the respective recommendations of the Service District, UDOT, and Waste Management Service District No. 5.

Jack McMullin seconded the amended motion. Motion passed unanimously.

### **PRELIMINARY PLAT REVIEW**

Norm Dahle, Jed Burton, John Chartier, DEQ, John Files, Mount Holly’s consultant on water, and Leo Kanell, EMSSD representative were there. The will serve letter from EMSSD and the letter from Ken Bousfield from DEQ were discussed. Leo showed us the 5 point analysis that the EMSSD uses to decide if they have water to supply to developments, they are 1) water rights, 2) source, 3) storage, 4) distribution and 5) treatment if needed. Eight (8) acre feet of water was used up there last year, the developer will be building a 1.4 million gallon storage tank, water flow fluctuates seasonally, if there is not enough water they must decrease their usage, the EMSSD will not provide water for snowmaking, they will not be using any Kent’s Lake or

Mammoth Canal water, they are not planning to use waste water-except maybe on golf course, they are not planning to use Puffer Lake water-it is for electrical generation, the county will have no responsibility for the roads-they are all private, DEQ has approved the concept of the sewer treatment system, UDOT encroachment permit, having a site visit next month before our next month meeting, and having 60 days to get into compliance with the Development Agreement were discussed. Jack McMullin made a motion to approve the preliminary plat with the following conditions: ( The 60 days means from the date of this meeting, August 15, 2007)

- (1) In order to comply with Beaver County Ordinance 2004-7 § 16, provide review and written recommendations of the Elk Meadows Service District [hereinafter “the Service District”] for storm drainage and flood control facilities, to be submitted within 60 days.
- (2) In order to comply with Beaver County Ordinance 2004-7 § 14, provide review and written recommendations of the Service District for fire protection and suppression, to be submitted within 60 days.
- (3) In order to comply with Beaver County Ordinance 2004-7 § 15, provide review and written recommendations of Waste Management Service District No. 5 for solid waste facilities and services, including recommendations regarding bear-proof containers, to be submitted within 60 days.
- (4) In order to comply with Beaver County Ordinance 2004-7 § 13, provide review and written recommendations of the Service District for sanitary sewer facilities and services, to be submitted within 60 days.
- (5) In order to comply with Beaver County Ordinance 2004-7 § 17, provide review and written recommendations of the Service District for water quality protection, to be submitted within 60 days.
- (7) In order to comply with Beaver County Ordinance 2004-7 § 12, provide review and written recommendations of the Service District for culinary water facilities and services, to be submitted within 60 days.
- (8) In order to comply with Beaver County Ordinance 2004-7 § 18, provide review and written recommendations of the Utah Department of Transportation [UDOT] regarding improvements to and management of S.R. 153, to be submitted within 60 days.
- (9) These conditions shall be subject to revision and modification by the Planning & Zoning Commission, after review of the respective recommendations of the Service District, UDOT, and Waste Management Service District No. 5.

Roger Larsen seconded the motion. Jack McMullin, Roger Larsen and Scott Bealer voted for and Dennis Miller voted against. Motion passed.

### **ITEMS OF DISCUSSION**

Craig Davis had sent the board an article from David Church, General Counsel for the Utah

League of Cities and Towns, which was discussed.

Getting more training for the P&Z board was also discussed.

Getting a letter sent to Circle Four and having them on the agenda was discussed.

As there was no further business, Roger Larsen made a motion to adjourn at 10:20 p.m., Jack McMullin seconded the motion. Motion passed unanimously.

Minutes approved on \_\_\_\_\_.

---

Robin Bradshaw, Chairman